



## 911 Melrose Street Kelowna British Columbia

\$449,900

Build your dream home on your own lot in Black Mountain. Whether you're starting with a blank slate or already have plans in hand, this is a rare opportunity to create a home tailored to your lifestyle. Located in one of Kelowna's fast-growing neighbourhoods, this gently sloped lot is perfectly suited for a walk-out rancher, offering flat driveway access and generous view decks, features that are highly desirable on this street. Take in the surrounding views and enjoy a lifestyle centered around outdoor adventure, with golf, hiking, and biking right at your doorstep. You're just 10 minutes to shopping, 40 minutes to Big White, and a quick bus ride connects kids to all levels of schools. The lot is +GST and available with or without a building contract, bring your own builder if you wish. All services are at the lot line for an easy build process, and a \$10,000 landscaping compliance deposit is due to the developer upon completion. A fantastic setting to bring your vision to life. (id:6769)

Listing Presented By:



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Coldwell Banker Horizon Realty

<http://www.watson-brothers.com/>



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